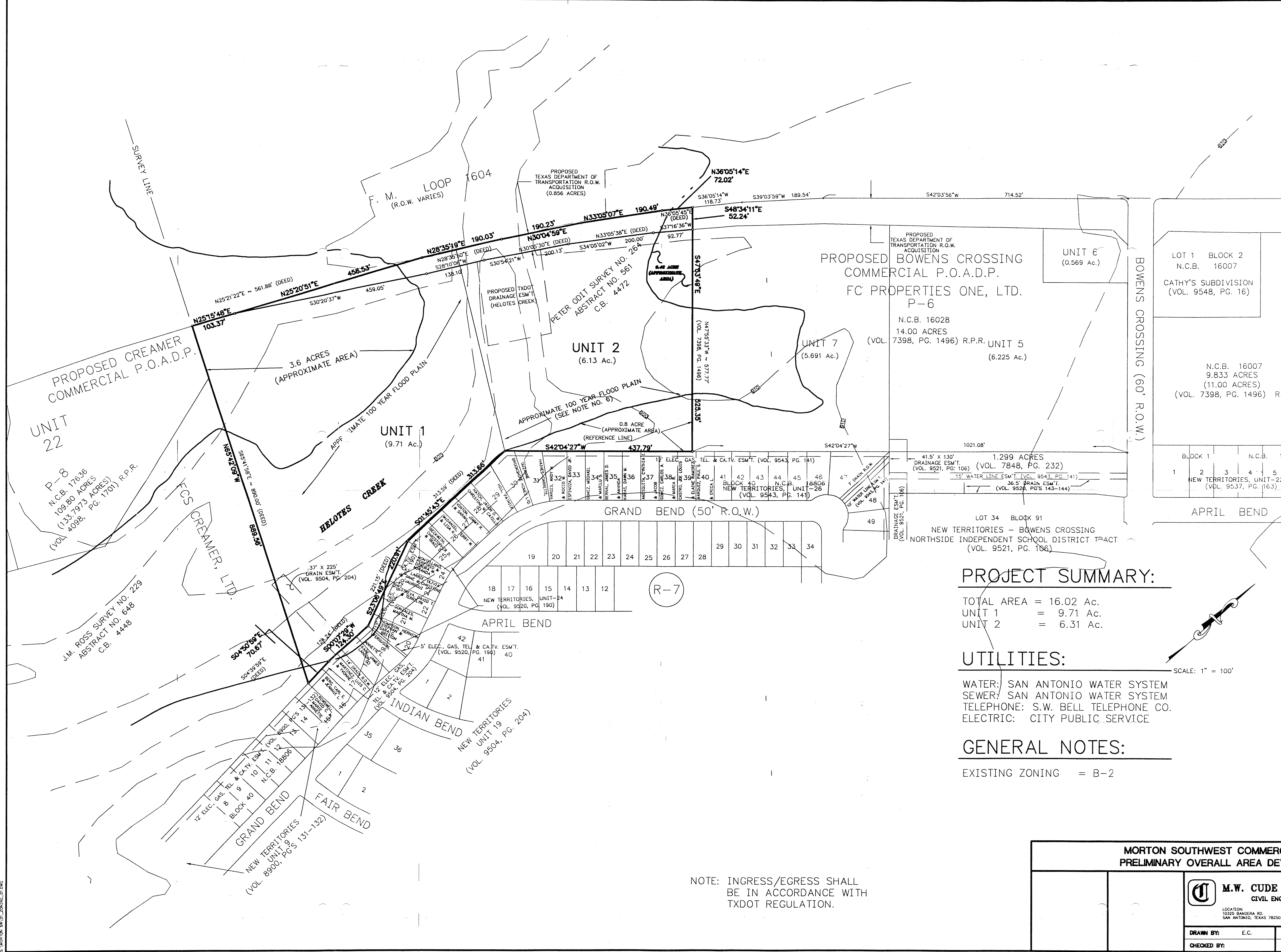


LOCATION MAP N.T.S.



LOT 1	BLOCK 2	N.C.B.	16007
CATHY'S SUBDIVISION (VOL. 9548, PG. 16)			
N.C.B. 16007 9.833 ACRES (11.00 ACRES) (VOL. 7398, PG. 1496) R.P.R.			
BLOCK 1	N.C.B. 16007		
1	2	3	4
NEW TERRITORIES, UNIT-22A (VOL. 9537, PG. 163)			
APRIL BEND			

PROJECT SUMMARY:

TOTAL AREA = 16.02 Ac.
UNIT 1 = 9.71 Ac.
UNIT 2 = 6.31 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE CO.
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

EXISTING ZONING = B-2

NOTE: INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TXDOT REGULATION.

RECEIVED
01 AUG 27 PM 4:06
CITY OF SAN ANTONIO
PLANNING
DEPARTMENT

SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY
2001 *[Signature]*
9-5-01 *[Signature]*
3-7-03

MORTON SOUTHWEST COMMERCIAL SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

	M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS		DATE	REVISION
	LOCATION: 10320 BANDERA RD. SAN ANTONIO, TEXAS 78250		DATE: 3/1/01	REVISION
DRAWN BY: E.C.		DATE: 3/1/01	SHEET	
CHECKED BY:		JOB NO.: 10545	1 OF 1	

VRP# 02-06-118



City of San Antonio

New

Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 12 PM 4:07

Permit File: # VRP#02-06-118
Assigned by city staff

Date: 6/12/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of First City Properties
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address FM 1604 & Bowens Crossing
5. Council District 6 ETJ ETJ Over Edward's Aquifer Recharge () yes (☒) no

● **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Morton Southwest Commercial Division (POADP) #

Date accepted: 9/5/01 Expiration Date: None if plat filed before 3/7/03 MDP Size: 16.02 acres
Date received: 5/7/01

Acreage:

(submittal date).

Missing attachment

August 17, 2001

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

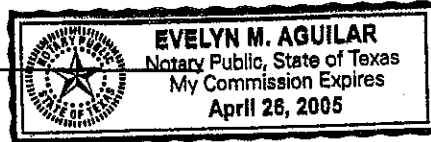
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: _____ Date: **6/2/02**

Sworn to and subscribed before me by on this **12th** day of **June** 20 **02**, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use

☒ **Approved** *AS OF MARCH 5, 2001* ☐ **Disapproved**

Review By: _____ Date: **July 29, 2002**

Assistant City Attorney

August 17, 2001

#02-06-118

2

*Application showing submission on 5-7-01 not included
BOAPP shows submission on 8-27-01*

02 JUN 12 PM 4:09

June 5, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for Morton Southwest Commercial
Subdivision Preliminary Overall Area Development Plan (POADP No.
712)

Dear Messrs. Herrera and Shute:

On behalf of our client, First City Properties, please accept this application for recognition of vested rights for the above referenced property.

The basis for this vested rights permit application is the application for the Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan which was submitted to the City of San Antonio on **May 7, 2001**. The Preliminary Overall Area Development Plan was subsequently assigned POADP No. 712 by the City's Department of Planning. POADP No. 712 was approved on September 5, 2001.

My review of the aforementioned documents has led me to conclude that this property is entitled to the recognition of vested rights as of **May 7, 2001** (the date of submittal) under Texas Local Government Code Chapter 245 and Unified Development Code Article 7 Division 2. I am confident that after you have had an opportunity to review this matter you shall reach the same conclusion and issue the requested permit acknowledging this properties vested rights.

Enclosed herewith please find a check for \$160.00 to cover the costs of processing this application. In addition, please find two (2) copies of the following:

1. Exhibit A - Vested Rights Permit Application dated June 12, 2002; and
2. Exhibit B - POADP No. 712, which shall also serve as a site map of the property.



Mr. Mike Herrera
Mr. Tom Shute
June 12, 2002
Page 2

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4105.008/herrerashute ltr.doc
Enclosures



Bank One, NA
Dallas, Texas 75201
www.bankone.com

PAY
TO THE
ORDER OF

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

2028

DATE

6/19/02

32-61
1110

\$ 100.00

DOLLARS



Security Features
Look for the
Circle on the back

Pay to the order of	Earl & Brown P.C.
Pay to the order of	Earl & Brown P.C.
Pay to the order of	Earl & Brown P.C.
Pay to the order of	Earl & Brown P.C.
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Pay to the order of	Earl & Brown P.C.
Pay to the order of	Earl & Brown P.C.
Pay to the order of	Earl & Brown P.C.

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈002028⑈ ⑆111000614⑆

⑆566699680⑆

MP

MP